

**TO:** Planning Commission  
**FROM:** Ben Boike, Assistant Comm. Dev. Dir.  
**DATE:** February 16, 2016  
**SUBJECT:** Ordinance Amend. – Def. of Dwelling Unit

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City of West St. Paul

CASE #16-02 - Zoning Ordinance Amendment, Section 3.2 regarding the definition of Dwelling Unit – City of West St. Paul

**BACKGROUND:**

The zoning ordinance currently has conflicting definitions pertaining to the number of non-related residents that can reside in a housing unit.

**Family.** An individual or two or more persons legally related by blood, marriage, foster care or adoption, or a group of not more than three persons not related by blood or marriage living together in a Dwelling Unit.

**Dwelling Unit.** A Building or portion thereof which contains living Facilities including provisions for sleeping, eating, cooking and sanitation for not more than one family or a congregate residence for ten or less persons.

The City Council discussed the conflicting definitions at the January 11 Open Council meeting and directed staff to draft the attached amendment to remove the language “or a congregate for ten or less persons” from the definition of Dwelling Unit. If approved, the amendment will limit any confusion regarding the number of non-related individuals who can reside in a dwelling unit by limiting the number to three per the definition of family.

**RECOMMENDATION:**

Hold public hearing and recommend approval of the amendment.

**ATTACHMENTS:**

Public Notice  
Ordinance Amending Sections 3.2

**TIMELINE:**

Jan. 25: CC first reading  
Feb. 16: PC public hearing  
Feb. 22: CC final reading (public hearing)